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IMH Assets Corp.0001017447Exact Name of Registrant as Specified in CharterRegistrant CIK NumberForm 8-K, August 26, 2002, Series 2002-4F333-660

Name of Person Filing the Document (If Other than the Registrant)

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### **SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

IMH ASSETS CORP

Name: Richard J. Johnson

Title: Chief Financial Officer

Dated: August 26 , 2002

## IN ACCORDANCE WITH RULE 202 OF REGULATION S-T, THIS EXHIBIT IS BEING FILED IN PAPER PURSUANT TO A CONTINUING HARDSHIP EXEMPTION.

### **EXHIBIT INDEX**

Exhibit No.	<u>Description</u>	<u>Format</u>
99.1	Computational Materials	p*

<sup>\*</sup> The Computational Materials have been filed on paper pursuant to a continuing hardship exemption from certain electronic requirements.

## **New Issue Computational Materials**

**\$[200,000,000]** (Approximately)

IMH Assets Corp. Collateralized Asset-Backed Bonds, Series 2002-4F

Impac CMB Trust Series 2002-4F Issuer

**Impac Funding Corporation Master Servicer** 

[GMAC Mortgage Corporation]
Subservicer

August 9, 2002

## Computational Materials for IMH Assets Corp., Collateralized Asset-Backed Bonds, Series 2002-4F

#### STATEMENT REGARDING ASSUMPTIONS AS TO SECURITIES, PRICING ESTIMATES, AND OTHER INFORMATION

The information contained in the attached materials (the "Information") may include various forms of performance analysis, security characteristics and securities pricing estimates for the securities addressed. Please read and understand this entire statement before utilizing the Information. Should you receive Information that refers to the "Statement Regarding Assumptions and Other Information," please refer to this statement instead.

The Information is illustrative and is not intended to predict actual results which may differ substantially from those reflected in the Information. Performance analysis is based on certain assumptions with respect to significant factors that may prove not to be as assumed. You should understand the assumptions and evaluate whether they are appropriate for your purposes. Performance results are based on mathematical models that use inputs to calculate results. As with all models, results may vary significantly depending upon the value of the inputs given. Inputs to these models include but are not limited to: prepayment expectations (economic prepayment models, single expected lifetime prepayments or a vector of periodic prepayments), interest rate assumptions (parallel and nonparallel changes for different maturity instruments), collateral assumptions (actual pool level data, aggregated pool level data, reported factors or imputed factors), volatility assumptions (historically observed or implied current) and reported information (paydown factors, rate resets, and trustee statements). Models used in any analysis may be proprietary making the results difficult for any third party to reproduce. Contact your registered representative for detailed explanations of any modeling techniques employed in the Information.

The Information addresses only certain aspects of the applicable security's characteristics and thus does not provide a complete assessment. As such, the Information may not reflect the impact of all structural characteristics of the security, including call events and cash flow priorities at all prepayment speeds and/or interest rates. You should consider whether the behavior of these securities should be tested as assumptions different from those included in the Information. The assumptions underlying the Information, including structure and collateral, may be modified from time to time to reflect changed circumstances. Any investment decision should be based only on the data in the prospectus and the prospectus supplement or private placement memorandum (Offering Documents) and the then current version of the Information. Offering Documents contain data that is current as of their publication dates and after publication may no longer be complete or current. Contact your registered representative for Offering Documents, current Information or additional materials, including other models for performance analysis, which are likely to produce different results, and any further explanation regarding the Information.

Any pricing estimates Bear Stearns has supplied at your request (a) represent our view, at the time determined, of the investment value of the securities between the estimated bid and offer levels, the spread between which may be significant due to market volatility or illiquidity, (b) do not constitute a bid by any person for any security, (c) may not constitute prices at which the securities could have been purchased or sold in any market, (d) have not been confirmed by actual trades, may vary from the value Bear Stearns assigns any such security while in its inventory, and may not take into account the size of a position you have in the security, and (e) may have been derived from matrix pricing that uses data relating to other securities whose prices are more readily ascertainable to produce a hypothetical price based on the estimated yield spread relationship between the securities.

General Information: The data underlying the Information has been obtained from sources that we believe are reliable, but we do not guarantee the accuracy of the underlying data or computations based thereon. Bear Stearns and/or individuals thereof may have positions in these securities while the Information is circulating or during such period may engage in transactions with the issuer or its affiliates. We act as principal in transactions with you, and accordingly, you must determine the appropriateness for you of such transactions and address any legal, tax, or accounting considerations applicable to you. Bear Stearns shall not be a fiduciary or advisor unless we have agreed in writing to receive compensation specifically to act in such capacities. If you are subject to ERISA, the Information is being furnished on the condition that it will not form a primary basis for any investment decision. The Information is not a solicitation of any transaction in securities which may be made only by prospectus when required by law, in which event you may obtain such prospectus from Bear Stearns.

#### TRANSACTION SUMMARY (a), (b), (c)

Class	Size (\$)	Percent Of Pool Balance	Credit Enhancement Percentage	Coupon Type	WAL To Call (yrs.)	Final Scheduled Dist. Date	Expected Ratings (Moody's/S&P)
A-1	[173,004,000]	[86.50]%	[13.50]%	[4.95]% Fixed (g)	[4.075]	[8/25/32]	Aaa/AAA
A-IO	(d)	(d)	[13.50]%	(e)	0.990](f)	[8/25/32]	Aaa/AAA
M-1	[14,500,000]	[7.25]%	[6.25]%	[5.64]% Fixed (g)	[4.075]	[8/25/32]	Aa2/AA
M-2	[11,500,000]	[5.75]%	[0.50]%	[5.84]% Fixed (g)	[4.075]	[8/25/32]	A2/A
Total	\$[199,004,000]	[99.50]%					

#### Notes:

- (a) The principal balance of each Class of Bonds is subject to a 5% variance.
- (b) Prepayment Pricing Speed Assumption: 4% CPR building to 18% CPR in 12 months, and remaining constant at 18% CPR thereafter.
- (c) The Bonds will be priced to a cleanup call that can be exercised on or after the earlier of (i) the Payment Date on which the aggregate stated principal balance of the mortgage loans has been reduced to less than or equal to 20% of the aggregate stated principal balance of the mortgage loans as of the cut-off date and (ii) the Payment Date occurring in [August 2012].
- (d) The Class A-IO Bonds will not have bond principal balance and will not be entitled to distributions of principal. The Class A-IO Bonds will accrue interest on their notional amount. The notional amount of the Class A-IO Bonds will be as follows: For each accrual period for each Payment Date through February 2003, \$[20,000,000]; for each accrual period for each Payment Date through February 2005, \$[12,000,000]; and for each accrual period for each Payment Date through February 2005, \$[12,000,000]; and for each accrual period for each Payment Date thereafter, \$0.
- (e) The bond interest rate for the Class A-IO Bonds will be as follows: for each accrual period for each Payment Date through August 2003, [7.75]%; for each accrual period for each Payment Date through August 2004, [7.50]%; for each accrual period for each Payment Date through February 2005, [6.00]%; and for each accrual period for each Payment Date thereafter, 0%.
- (f) Duration.
- (g) See Optional Call definition.

#### THE COLLATERAL

- Conventional, one-to-four-family, fixed-rate mortgage loans secured by first liens on residential mortgage properties (no Section 32 loans will be included).
- The mortgage loans will consist of a pool of mortgage loans with an unpaid principal balance of \$[200,004,115.79].
- The collateral information presented herein is based on a "Statistical Calculation Date" as of August 1, 2002.
- The actual pool balance as of the Closing Date is expected to be approximately \$[200,000,000]. A portion of the mortgage loans may be pre-funded for up to 90 days from the Closing Date, as set forth in the Prospectus Supplement.

Computational Materials for IMH Assets Corp.
Collateralized Asset-Backed Bonds, Series 2002-4F

#### THE STRUCTURE

The Senior Bonds and the Mezzanine Bonds will be paid principal on a pro rata basis.

#### Class A-1 Bonds

The Class A-1 Bonds will be fixed-rate securities that receive principal on a pro rata basis.

#### Class A-IO Bonds

The Class A-IO Bonds will receive 30 monthly payments of interest based on a notional balance. The notional amount of the Class A-IO Bonds will be as follows: For each accrual period for each Payment Date through February 2003, \$[20,000,000]; for each accrual period for each Payment Date through August 2003, \$[16,000,000]; for each accrual period for each Payment Date through February 2005, \$[12,000,000]; and for each accrual period for each Payment Date thereafter, \$0. Payments on the Class A-IO Bonds will be guaranteed by Impac Mortgage Holdings, Inc., an affiliate of the depositor and the master servicer.

The coupon on the Class A-IO Bonds will be as follows:

• Months 1-12 7.75%

• Months 13-24 7.50%

• Months 25-30 6.00%

#### Class M Bonds

The Class M Bonds will be issued as fixed rate mezzanine securities. The Class M Bonds will be subordinate to the Class A Bonds.

#### **Non-Offered Certificates**

The trust will also issue one class of equity certificates representing the beneficial ownership interest of the trust.

Computational Materials for IMH Assets Corp.
Collateralized Asset-Backed Bonds, Series 2002-4F

**Summary of Terms** 

Issuer:

Impac CMB Trust Series 2002-4F

Depositor:

IMH Assets Corp.

Seller and Master Servicer:

Impac Funding Corporation

Subservicer:

[GMAC Mortgage Corporation]

Sole Manager:

Bear, Stearns & Co. Inc.

Trustee:

Deutsche Bank National Trust Company

**Optional Call:** 

The Optional Call may not be exercised until the Payment Date on or after February

2005.

At its option Certificateholders may purchase all of the bonds on or after the earlier of (a) the Payment Date on which the aggregate stated principal balance of the mortgage loans has been reduced to less than or equal to 20% of the aggregate stated principal balance of the mortgage loans as of the cut-off date and (b) the

Payment Date occurring in [August 2012].

In addition, if the Certificateholders do not exercise their option to purchase ("Optional Purchase"), at any time, the bond interest rate on the Class A-1, Class M-1, and Class M-2 Bonds will increase by 0.50% per annum on the first Payment Date after the first possible optional termination date and will increase an additional 0.50% per annum if the Optional Purchase is not exercised within 90 days from the first Payment Date after the first possible optional termination date. Additionally, if the Optional Purchase is not exercised within 90 days from the first Payment Date after the first possible optional termination date, the payment of extra principal distribution amounts will be made to the Class A-1, Class M-1, and Class M-2 Bonds on a pro rata basis from the available Net Monthly Excess Cash Flow.

Alternatively after the Payment Date in August 2012, if the Optional Purchase has not been exercised, the bond interest rate on the Class A-1, Class M-1, and Class M-2 Bonds will increase by 1.00% per annum above its initial rate and payment of extra principal distribution amounts will be made to the Class A-1, Class M-1, and Class M-2 Bonds on a pro rata basis from the available Net Monthly Excess Cash

Flow.

**Statistical Calculation Date:** 

August 1, 2002

**Cut-off Date:** 

August 1, 2002

Closing Date:

On or about August 30, 2002

Payment Date:

25th day of each month (or the next business day), commencing in September 2002

**Prepayment Period:** 

With respect to any Payment Date, the calendar month immediately preceding the

month in which such Payment Date occurs.

**Bond Interest Rates:** 

The bond interest rates for each class of Bonds (other than the Class A-IO Bonds)

will be per annum fixed rates.

**Interest Payments:** 

On each Payment Date holders of the Bonds will be entitled to receive the interest that has accrued on the Bonds at the related bond interest rate during the related accrual period, and any interest due on a prior Payment Date that was not paid.

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## Computational Materials for IMH Assets Corp. Collateralized Asset-Backed Bonds, Series 2002-4F

The "Accrual Period" for the Bonds will be the calendar month preceding the month in which a Payment Date occurs. The Trustee will calculate interest on the Bonds based on a 360-day year that consists of twelve 30-day months.

**Principal Payments:** 

On each Payment Date the holders of each class of Bonds (other than the Class A-IO Bonds) shall be entitled to receive distributions in respect of principal to the extent of the Principal Distribution Amount on a pro rata basis, based on the Bond Principal Balances thereof, until the Bond Principal Balances thereof have been reduced to zero.

Stated Principal Balance:

With respect to any mortgage loan as of any date of determination, the principal balance thereof as of the Cut-off Date, after application of all scheduled principal payments due on or before the Cut-off Date, whether or not received, reduced by all amounts allocable to principal that have been distributed to Bondholders with respect to such mortgage loan on or before such date, and as further reduced to the extent that any Realized Loss thereon has been allocated to the trust on or before the date of determination.

**Bond Principal Balance:** 

With respect to any bond (other than the Class A-IO Bonds) as of any date of determination, the initial Bond Principal Balance thereof, reduced by the aggregate of (a) all amounts allocable to principal previously distributed with respect to such Bonds and (b) in the case of the Class M Bonds, any reductions in the Bond Principal Balance thereof deemed to have occurred in connection with allocations of Realized Losses in the manner described herein.

**Principal Distribution Amount:** 

With respect to any Payment Date, the Basic Principal Distribution Amount plus the Extra Principal Distribution Amount.

**Basic Principal Distribution Amount:** 

With respect to any Payment Date, the Principal Remittance Amount for such Payment Date.

Extra Principal Distribution Amount:

With respect to any Payment Date, the lesser of (x) the Net Monthly Excess Cashflow for such Payment Date and (y) the Overcollateralization Deficiency Amount for such Payment Date.

**Principal Remittance Amount:** 

With respect to any Payment Date, the sum of:

- 1. the principal portion of all scheduled monthly payments on the mortgage loans due on the related due date, to the extent received or advanced;
- the principal portion of all proceeds of the repurchase of a mortgage loan (or, in the case of a substitution, certain amounts representing a principal adjustment) as required by the servicing agreement during the preceding calendar month; and
- 3. the principal portion of all other unscheduled collections received during the preceding calendar month, including full and partial prepayments, liquidation proceeds and insurance proceeds including amounts paid under the Radian Lender-Paid PMI Policy, in each case to the extent applied as recoveries of principal.

**Accrued Bond Interest:** 

For any Payment Date and each class of Bonds, the amount of interest accrued during the related Accrual Period at the related bond interest rate on the Bond Principal Balance or Notional Amount of such Class immediately prior to such Payment Date, in each case, reduced by any Unpaid Interest Shortfalls plus any Accrued Bond Interest remaining unpaid from any prior Payment Date with interest

Computational Materials for IMH Assets Corp. Collateralized Asset-Backed Bonds, Series 2002-4F

thereon at the related bond interest rate.

**Unpaid Interest Shortfall** Amount:

For each class of Bonds and any Payment Date, such Bonds' pro rata share, based on the amount of Accrued Bond Interest otherwise payable on such Bond on such Payment Date, of (a) any Prepayment Interest Shortfalls, to the extent not covered by Compensating Interest, and (b) any Relief Act Shortfalls, plus interest on the amount of previously allocated Unpaid Interest Shortfall on such class of Bonds which remains unreimbursed, at the bond interest rate for such class for the related Accrual Period.

**Available Funds:** 

For any Payment Date, an amount equal to the amount received by the Indenture Trustee and available in the payment account on that Payment Date. The Available Distribution Amount will generally be equal to (a) the sum of (i) the aggregate amount of scheduled payments on the mortgage loans, (ii) any unscheduled payments and receipts, including mortgagor prepayments on such mortgage loans, the proceeds of any repurchase of the mortgage loans by the Master Servicer or Seller, insurance proceeds and liquidation proceeds, received during the related due period or prepayment period, in each case net of amounts reimbursable therefrom to the Indenture Trustee, the Master Servicer and any Subservicer and (iii) any Compensating Interest paid by the Master Servicer and reduced by (b) the sum of (i) Master Servicing Fees, the Indenture Trustee Fee, the Owner Trustee Fee, and any amounts in respect of the premiums payable to Radian under the Radian Lender-Paid PMI policies, and (ii) certain amounts owed to the Master Servicer, the Depositor, the Indenture Trustee and the Owner Trustee as provided in the agreements.

Net Monthly Excess Cash Flow: For any Payment Date, the sum of (a) any Overcollateralization Release Amount and (b) the excess of (x) the Available Funds for such Payment Date over (y) the sum for such Payment Date of (A) the Accrued Bond Interest for the Bonds, and (B) the Principal Remittance Amount.

**P&I Advances:** 

The Master Servicer will be obligated to advance, or cause to be advanced, cash advances with respect to delinquent payments of principal and interest on the mortgage loans to the extent that the Master Servicer reasonably believes that such cash advances can be repaid from future payments on the related mortgage loans. These cash advances are only intended to maintain a regular flow of scheduled interest and principal payments on the Bonds and are not intended to guarantee or insure against losses.

Net Mortgage Rate:

On any mortgage loan, the then applicable mortgage rate thereon minus the sum of (1) the Master Servicing Fee Rate, (2) the Subservicing Fee Rate, (3) the Indenture Trustee's Fee Rate, (4) the Owner Trustee's Fee Rate, and (5) the related Radian Lender-Paid PMI Rate, if such mortgage loan is a Radian PMI Insured Loan.

**Notional Amount:** 

With respect to the Class A-IO Bonds the notional amount will be as follows: For each accrual period for each Payment Date through February 2003, \$[20,000,000]; for each accrual period for each Payment Date through August 2003, \$[16,000,000]; for each accrual period for each Payment Date through February 2005, \$[12,000,000]; and for each accrual period for each Payment Date thereafter, \$0.

**Priority of Payments:** 

Distributions on the Bonds will be made on the 25th day of each month (or next business day). The payments to the Bonds, to the extent of available funds, will be made according to the following priority:

**Interest Distributions:** 

### Computational Materials for IMH Assets Corp. Collateralized Asset-Backed Bonds, Series 2002-4F

- Payment of the related current interest and any previously unpaid interest to the holders of the Class A-IO Bonds:
- 2. Payment of related current interest and any previously unpaid interest to the holders of the Class A-1 Bonds;
- 3. Payment of the related current interest and any previously unpaid interest to the holders of the Class M-1 Bonds;
- 4. Payment of the related current interest and any previously unpaid interest to the holders of the Class M-2 Bonds.

#### **Principal Distributions:**

Payment of principal to the Bonds (other than the Class A-IO Bonds) will be paid on a pro rata basis.

#### Net Monthly Excess Cash Flow:

- 1. Payment to the holders of the class or classes of Bonds then entitled to receive distributions in respect of principal, in an amount equal to any Extra Principal Distribution Amount, payable to such holders as part of the Principal Distribution Amount, commencing on the [October 2002] Distribution Date;
- Payment of Unpaid Interest Shortfalls to the holders of the Class A-1, Class M-1 Bonds, and Class M-2 Bonds, in that order;
- Payment of allocated realized loss amount to the holders of the Class M-1 Bonds:
- Payment of allocated realized loss amount to the holders of the Class M-2 Bonds;
- 5. Payment to the holders of the Certificates, as provided in the indenture.

Realized Losses:

Any loss on a mortgage loan attributable to the mortgagor's failure to make any payment of principal or interest as required under the mortgage Bond.

Allocation of Losses:

Realized Losses on the mortgage loans will be allocated first to the Class M-2 Bonds, and then, to the Class M-1 Bonds, in each case until the Bond Principal Balance of such class has been reduced to zero.

Once Realized Losses have been allocated to the Class M Bonds, such amounts with respect to such Bonds will no longer accrue interest; however, such amounts will be reinstated thereafter to the extent of funds available from Net Monthly Excess Cash Flow.

Allocated Realized Loss Amount: With respect to any class of Class M Bonds and any Payment Date, an amount equal to the sum of any Realized Loss allocated to that class of Bonds on that Payment Date and any Allocated Realized Loss Amount for that class remaining unpaid from the previous Payment Date.

**Current Specified** 

For any Payment Date, a percentage equal to (a) the Overcollateralization Target Overcollateralization Percentage: Amount divided by (b) the aggregate Stated Principal Balance of the mortgage loans as of the last day of the related due period (after giving effect to scheduled payments of principal due during the related due period, to the extent received or advanced, and unscheduled collections of principal received during the related Prepayment Period, and after reduction for Realized Losses incurred during the related Prepayment Period.)

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Computational Materials for IMH Assets Corp. Collateralized Asset-Backed Bonds, Series 2002-4F

#### Credit Enhancement:

- [Subordination: Initially, 13.50% for the Class A Bonds; 6.25% for the Class M-1 Bonds, and 0.50% for the Class M-2 Bonds.
- Overcollateralization: 0.50% of the aggregate Stated Principal Balance of the Mortgage Loans as of the cut-off date.

## Amount:

Overcollateralization Deficiency For any Payment Date, the amount, if any, by which the Overcollateralization Target Amount exceeds the Overcollateralized Amount on such Payment Date (after giving effect to distributions in respect of the Basic Principal Distribution Amount on such Payment Date).

#### **Overcollateralized Amount:**

For any Payment Date, the amount, if any, by which (i) the aggregate principal balance of the mortgage loans (after giving effect to scheduled payments of principal due during the related due period, to the extent received or advanced, and unscheduled collections of principal received during the related Prepayment Period, and after reduction for Realized Losses incurred during the related Prepayment Period) exceeds (ii) the aggregate Bond Principal Balance of the Bonds (other than the Class A-IO Bonds) as of such Payment Date (after giving effect to distributions to be made on such Payment Date).

Monthly Fees:

Servicing Fee Rate of 0.25% per annum, payable monthly; Master Servicing Fee Rate of 0.03% per annum, payable monthly; PMI Fee Rate of [0.062]% per annum, payable monthly; Trustee Fee of 0.01% per annum, payable monthly.

Registration:

The Bonds will be available in book-entry form through DTC.

**Denominations:** 

The Bonds are issuable in minimum denominations of an original amount of \$25,000 and multiples of \$1,000 in excess thereof.

Computational Materials for IMH Assets Corp.
Collateralized Asset-Backed Bonds, Series 2002-4F

Federal Tax Aspects:

For federal income tax purposes, the Bonds will be treated as indebtedness and not as an equity interest in the issuer. In addition, for federal income tax purposes, the issuer will not be classified as (i) an association taxable as a corporation for federal income tax purposes, (ii) a "taxable mortgage pool," or (iii) a "publicly traded partnership."

**ERISA Considerations:** 

The Bonds may be purchased by a pension or other employee benefit plan subject to the Employee Retirement Income Security Act of 1974 or Section 4975 of the Internal Revenue Code of 1986, or by an entity investing the assets of an employee benefit plan so long as certain conditions are met.

**SMMEA Eligibility:** 

The Class A and the Class M-1 Bonds will be 'mortgage related securities' for purposes of the Secondary Mortgage Market Enhancement Act of 1984.

Computational Materials for IMH Assets Corp.
Collateralized Asset-Backed Bonds, Series 2002-4F

THE INFORMATION CONTAINED HEREIN WILL BE SUPERSEDED BY THE DESCRIPTION OF THE COLLATERAL CONTAINED IN THE PROSPECTUS SUPPLEMENT.

Collateral	
Statistical Pool Balance	\$200,004,115.78
Average Balance	\$185,877
% Conforming Balances	74.18%
WA Gross WAC (%)	8.151%
Range of Gross WAC	6.000% - 11.750%
WA Net WAC (%)	7.804%
WAM (mos)	348
WA Age (mos)	2
WA Orig. Term (mos)	350
Balloon / Fully Amortizing	8.45% / 91.55%
First Lien / Second Lien	100.00% / 0.00%
Credit Score	
Weighted Average	681
Up to 599	4.00%
600 to 649	26.54%
650 to 699	36.38%
700 to 749	21.86%
750 to 799	11.04%
800 and above	0.18%
Original LTV	
Weighted Average	80.10%
% with LTV's > 80%	40.43%
% with MI of loans with LTV's > 80%	99.66%
Prepayment Penalties	
None	14.95%
6 month	0.47%
12 month	7.27%
24 month	3.35%
36 month	15.15%
42 month	0.09%
60 month	58.71%
Property Type	50.0504
Single Family Detached	68.05%
PUD	15.07%
Condominium	6.81%
2-4 Family	10.07%
Occupancy Status	0.5.4007
Owner Occupied	85.42%
Investment	11.02%
Second Home	3.56%

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Loan Group	
<b>Documentation</b>	
Limited Documentation	43.57%
EZ Documentation	32.32%
Full Documentation	21.45%
No Documentation	2.66%
Loan Purpose	
Purchase	54.00%
Cash-Out Refinance	33.70%
Rate/Term Refinance	12.30%
Insurance	
Mortgage Insurance / No Mortgage Insurance	40.29% - 59.71%
Geographic Concentration (> 5% of Total)	
California	41.05%
Northern CA	7.30%
Southern CA	33.75%
Florida	19.98%